

32 Solent University, Charlotte Place and environs

Context

On the eastern fringes of the Central Parks (East Park) (CA7), this character area forms the north-eastern edge of the City centre and is bounded to the south by the mainline railway in its cutting and to the north-west by CA6: Bellevue. The area comprises the Solent University campus and Jury's Inn to the north with Orion Point beyond.

The area lies on the edge of the known extant of Saxon Hamwic and formed part of the agricultural land of Southampton up to the nineteenth century. In the mid-nineteenth century the area was being used as a market garden.

Grain

Coarse grain with much of the built form to a consistent building line defining the edges of the parks (See CA7).

Scale

Two storeys through to sixteen storeys. The majority of buildings are four storeys or more.

Uses

Educational, hotel and residential (Park View Mansions).

Public Realm

That to the university – poor, Jury's Inn – good. Orion Point has some good trees and hedging which slightly softens its impact at ground level.

Connectivity

Despite being prime frontage, this character area has a very poor relationship with the park and adjacent areas such as the upper sections of St Mary's Road.

Views

Given the elevated position the former Institute buildings enjoy on East Park Terrace and the significant change in level across the site, some good local views to the Itchen River and its far banks can be had.

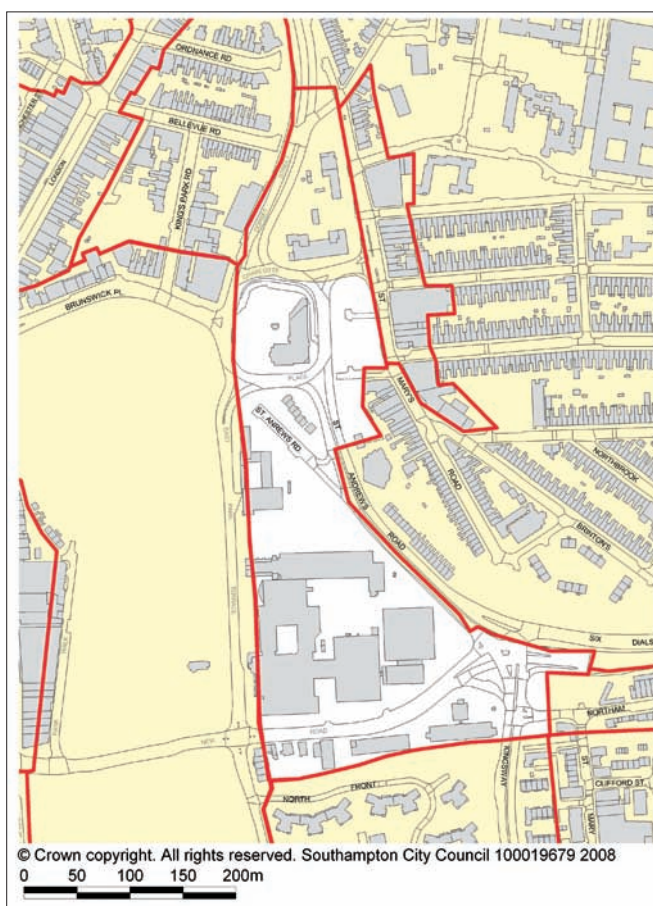
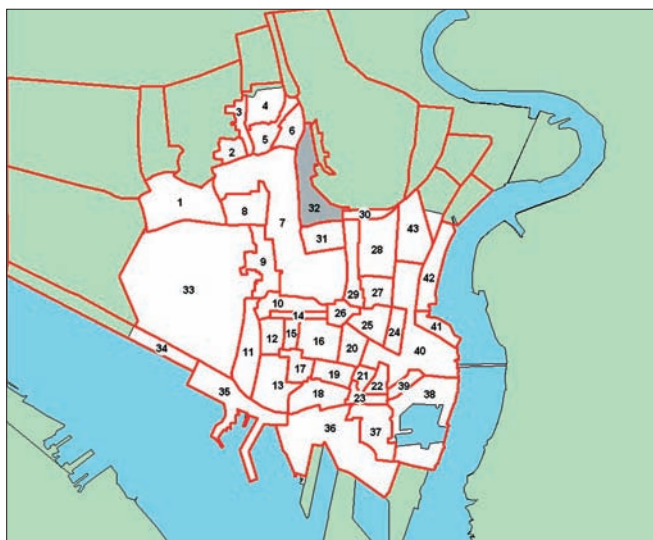
Views east are dominated by two landmarks; the former chapel on Trinity Street (now the home of The Confederation of African Caribbean Organisations) and the dome of the new mosque on St Andrew's Road.

There are multiple views to the campanile of the Civic Centre through the tree-lined parkland.

The new Jury's Inn Hotel dramatically terminates the view looking north along East Park Terrace.

Building types

Bespoke educational buildings (some laboratory build-



ings for example), office blocks, residential slab block of purpose-built flats and modern hotel.

Architectural qualities

There is limited architectural quality to the buildings within this character area. However the ground floor interface of the Jury's Inn is responsive to its environment and has encouraged stopping.

Heritage Assets

The area lies within a Local Area of Archaeological Importance to reflect the potential to yield evidence for past activity in the area. It is considered to possess a moderate degree of evidential value due to fact that Bronze Age to mid-Saxon occupation has been encountered within excavations in the area.

There are no listed buildings or locally listed buildings and the area does not fall within any part of a conservation area.

Materials

Stock red and yellow brick, expressed concrete frames with brick infills, glazed curtain walling. Other cladding systems such as ceramic tiles. Flat felt and zinc roofs.

Condition

Sections of the character area are in very good condition such as the Jury's Inn 'island'. The Solent University campus is in a very poor state of repair but is to be redeveloped imminently.

Ownership

Investment companies and Institutions.

Intervention

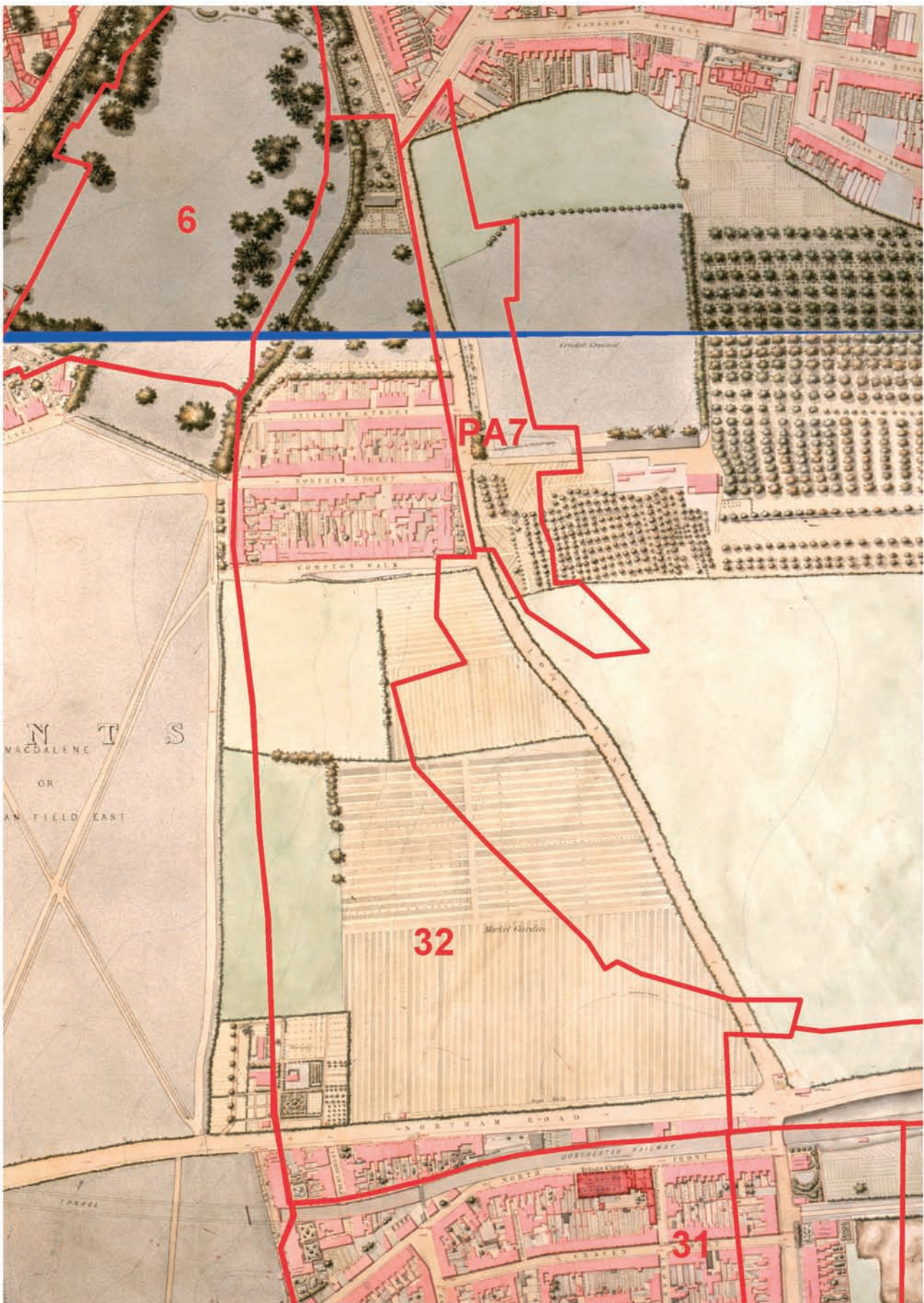
- Ensure future development is permeable and correctly addresses St Andrew's Road and St Mary's Road.

Key design principles

- Ensure that all future tall buildings address the street sympathetically and with regard to the human scale and the scale of the existing established grain adjacent to the study area.
- Encourage high quality hard and soft landscaping throughout.

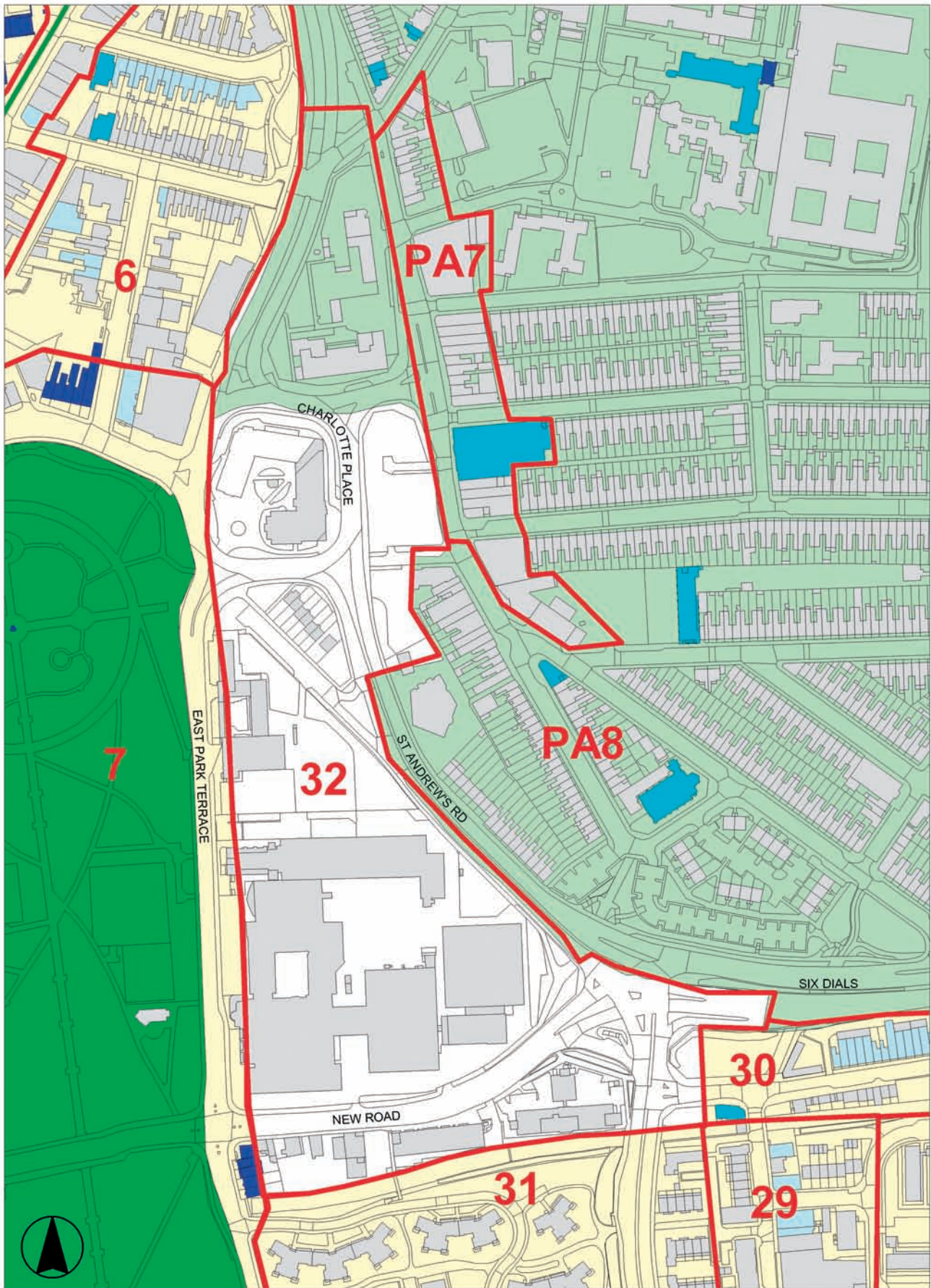


- 01 The large dated buildings of the university are under-used and of poor architectural quality
- 02 Many buildings are empty and await demolition (the ambulance station shown has now been demolished)
- 03 The site has a significant level change and present built form is highly inefficient in its planning



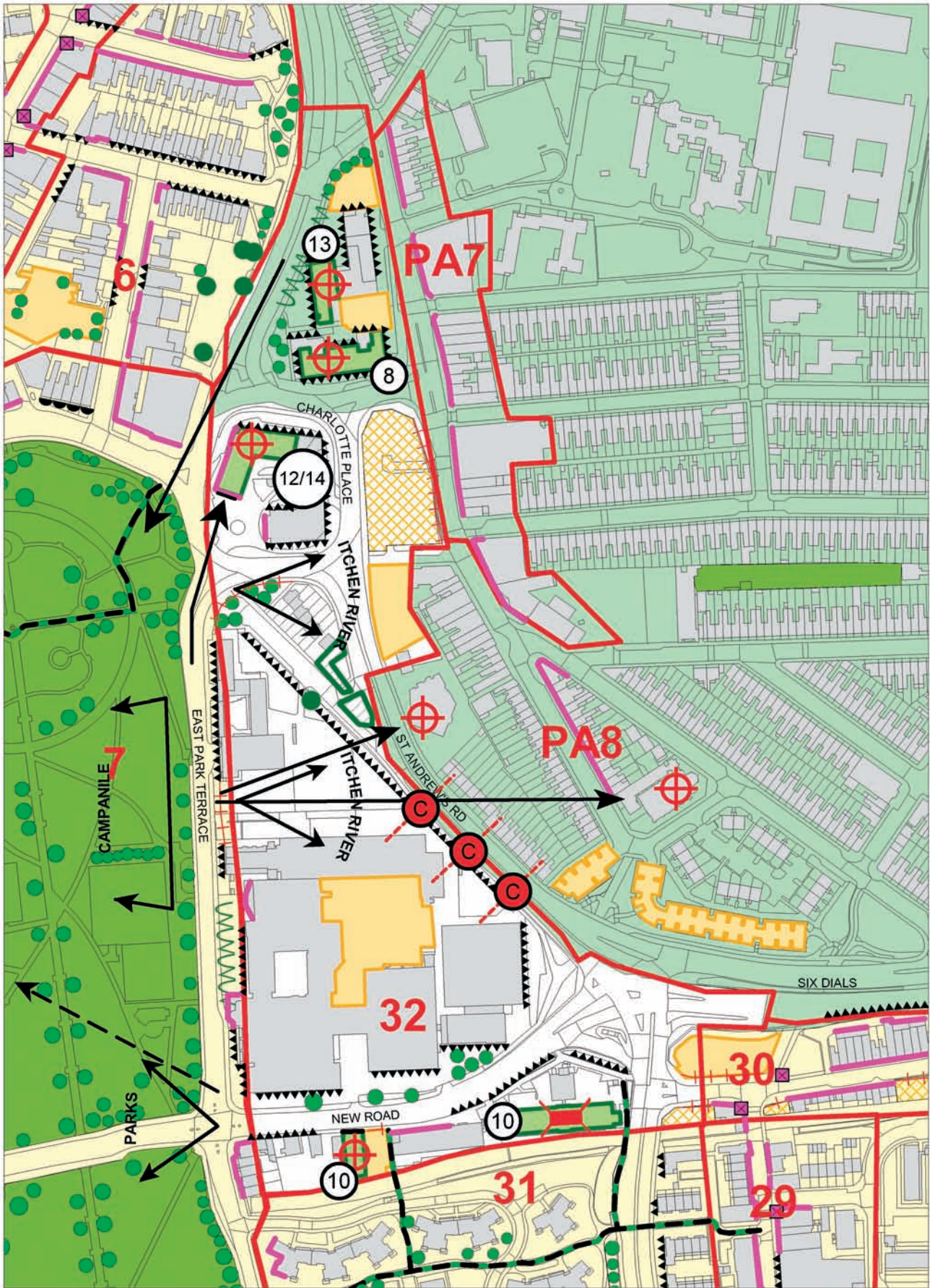
© Crown copyright. All rights reserved. Southampton City Council 100019679 2008





© Crown copyright. All rights reserved. Southampton City Council 100019679 2008

Heritage Assets



Townscape

